

# CITY of BRENTWOOD

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	17,000
Annual Single-Family Units Permitted (1996-98, Avg.):	570
Annual Multi-Family Units Permitted (1996-98, Avg.):	123
Total Annual Residential Units Permitted (1996-98, Avg.):	694

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	Y
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input checked="" type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

### iii. Possible Fee Reductions or Waivers:

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	Y

Fee Types Reduced or Waived: -each project assessed individually;  
many fee types can be waived or reduced

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	<25%
multi-family	<25%

### v. Nexus Reports:

- Processing Fee Study (July 1, 1999) - processing and related fees
- Development Fee Program (May 26, 1998) - Capital Facilities fees

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Subdivision in this Jurisdiction:</b>	West Central Brentwood in planned devt area San Jose Ave. @ Fairview Ave.
<b>iii. Expected Environmental Assessment Determination:</b>	Mitigated Negative Declaration
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility extensions, park land dedication, greenway improvements
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, signalization, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities required
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Assoc'n if proj. has common amenities
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, school district report, seismic, flood

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	72.12
Private Garage Valuation Price per Sq. Ft.	20.33
Total Valuation per Unit	188,432
Total Valuation per 25 Unit Subdivision Model	4,710,800

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,909
Zone Change Application Fee	flat		2,383
Planned Unit Development Fee	included in Zone Change Fee		-
Tentative Map Fee	flat		11,906
Engineering Tentative Map Fee	1532.37 flat + 10.22/u		1,788
Final Map Fee	1000 flat + 30/lot		1,750
Development Agreement Fee	flat		2,668
Design Review Fee	flat		3,903
Landscape Review Fee	flat		428
Negative Declaration Fee	flat		1,832
<b>Subtotal Planning Fees</b>			<b>28,567</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	949	23,725
Building Plan Check Fee	65% of Bldg Permit Fee @ 617/unit		15,425
Engineering Improvement Plan Check Fee	schedule based on improvement val'n (500,000)		11,875
Engineering Improvement Inspection Fee	schedule based on improvement val'n (500,000)		21,500
Grading Plan Check Fee	3% of est. Grading Cost (17,500)		525
Grading Permit Fee	10,000 CY @ 100/10,000 CY or less		100
Grading Inspection Fee	3.5% of est. Grading Cost (17,500)		613
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18.84	471
Office Automation Fee	6/file		6
Energy Plan Check Fee	flat per unit	70	1,750

Electrical Permit Fee	2900sf @ .035/sf	101.50	2,538
Plumbing Permit Fee	2900sf @ .035/sf	101.50	2,538
Mechanical Permit Fee	2900sf @ .035/sf	101.50	2,538
Electrical Plan Review Fee	65% of Elect. Permit Fee @ '65.98/unit		1,649
Plumbing Plan Review Fee	65% of Plumb. Permit Fee @ '65.98/unit		1,649
Mechanical Plan Review Fee	65% of Mech. Permit Fee @ '65.98/unit		1,649
Electrical Automation Fee	1% of Elect. Permit Fee @ '1.02/unit		25
Plumbing Automation Fee	1% of Plumb. Permit Fee @ '1.02/unit		25
Mechanical Automation Fee	1% of Mech. Permit Fee @ '1.02/unit		25
Electrical Permit Issuance Fee	25.54/1st permit + 10/add'l permit		266
Plumbing Permit Issuance Fee	25.54/1st permit + 10/add'l permit		266
Mechanical Permit Issuance Fee	25.54/1st permit + 10/add'l permit		266
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>89,418</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Brentwood USD - School Impact Fee	1.93/sf	4,825	120,625
Brentwood USD - School Dist. Mitigation Fee	flat per unit	5,603	140,075
Hwy. 4 Bypass Impact Fee	flat per unit	4,979	124,475
EDFPD - Fire Mitigation Fee	flat per unit	296	7,400
Contra Costa Co. FC - Drainage Impact Fee	flat per unit	1,650	41,250
City - LLMD Set-up of Annexation Fee <sup>1</sup>	deposit		3,000
City - LLMD Yearly Fee <sup>2</sup>	flat per unit/year	119.34	2,984
City - Park Maintenance Fee <sup>2</sup>	flat per unit/year	79	1,975
City - Development Allotment Fee <sup>3</sup>	flat per unit	8,800	22,000
City - Local Traffic Impact Fees	flat per unit	7298.59	182,465
City - Water Facilities Impact Fee	flat per unit	3909.19	97,730
City - Wastewater Facilities Impact Fee	flat per unit	3072.91	76,823
City - Parks & Trails Impact Fee	flat per unit	6376.95	159,424
City - Community Facilities Impact Fee	flat per unit	1628.09	40,702
City - Administration Impact Fee	flat per unit	664.54	16,614
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>1,037,542</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>1,155,527</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>46,221</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Infill Unit in this Jurisdiction:</b>	Central Brentwood Chestnut @ Second St.
<b>iii. Expected Environmental Assessment Determination:</b>	Exemption
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	
-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, school district, seismic, flood

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	72.12
Private Garage Valuation Price per Sq. Ft.	20.33
Total Valuation per Model	188,432

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Env'tl Exemption Determination Fee	flat		25
Design Review Fee	flat		1,148
<b>Subtotal Planning Fees</b>			<b>1,173</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	949	949
Building Plan Check Fee	65% of Bldg Permit Fee @ 617/unit		617
Grading Plan Check Fee	3% of est. Grading Cost (3,500)		105
Grading Permit Fee	10,000 CY @ 100/10,000 CY or less		100
Grading Inspection Fee	3.5% of est. Grading Cost (3,500)		123
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	18.84	19
Office Automation Fee	6/file		6
Energy Plan Check	flat per unit	70	70
Electrical Permit Fee	2900sf @ .035/sf	101.50	102
Plumbing Permit Fee	2900sf @ .035/sf	101.50	102
Mechanical Permit Fee	2900sf @ .035/sf	101.50	102
Electrical Plan Review Fee	65% of Elect. Permit Fee @ '65.98/unit		66
Plumbing Plan Review Fee	65% of Plumb. Permit Fee @ '65.98/unit		66
Mechanical Plan Review Fee	65% of Mech. Permit Fee @ '65.98/unit		66
Electrical Automation Fee	1% of Elect. Permit Fee @ '1.02/unit		1
Plumbing Automation Fee	1% of Plumb. Permit Fee @ '1.02/unit		1
Mechanical Automation Fee	1% of Mech. Permit Fee @ '1.02/unit		1
Electrical Permit Issuance Fee	25.54/1st permit + 10/add'l permit		26
Plumbing Permit Issuance Fee	25.54/1st permit + 10/add'l permit		26
Mechanical Permit Issuance Fee	25.54/1st permit + 10/add'l permit		26
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>2,568</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Brentwood USD - School Impact Fee	1.93/sf	4,825	4,825
Brentwood USD - School Dist. Mitigation Fee	flat per unit	5,603	5,603
Hwy. 4 Bypass Impact Fee	flat per unit	4,979	4,979
EDFPD - Fire Mitigation Fee	flat per unit	296	296
Contra Costa Co. FC - Drainage Impact Fee	flat per unit	1,025	1,025
City - Development Allotment Fee <sup>3</sup>	flat per unit	8,800	8,800
City - Local Traffic Impact Fees	flat per unit	7298.59	7,299
City - Water Facilities Impact Fee	flat per unit	3909.19	3,909
City - Wastewater Facilities Impact Fee	flat per unit	3072.91	3,073
City - Parks & Trails Impact Fee	flat per unit	6376.95	6,377
City - Community Facilities Impact Fee	flat per unit	1628.09	1,628
City - Administration Impact Fee	flat per unit	664.54	665
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>48,478</b>

**ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>52,219</b>
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## D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction: North Central Brentwood  
Brentwood Ave. @ Sycamore Ave.

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility extensions, park land dedication, greenway improvements
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, signalization, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-tot lot or pool; on-site usable recreation/open space
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Management Agreement
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, school district, seismic, flood

### v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	62.62
Private Garage Valuation Price per Sq. Ft.	20.33
Total Valuation per Unit	66,686
Total Valuation per 45 Unit Subdivision Model	3,000,870

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		1,909
Zone Change Application Fee	flat		2,383
Planned Unit Development Fee	included in Zone Change Fee		-
Development Agreement Fee	flat		2,668
Design Review Fee	flat		3,903
Landscape Review Fee	flat		428
Negative Declaration Fee	flat		1,832
<b>Subtotal Planning Fees</b>			<b>13,123</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	491	22,095
Building Plan Check Fee	65% of Bldg Permit Fee @ 319.15/unit		14,362
Engineering Improvement Plan Check Fee	schedule based on improvement val'n (500,000)		11,875
Engineering Improvement Inspection Fee	schedule based on improvement val'n (500,000)		21,500
Grading Plan Check Fee	3% of est. Grading Cost (14,000)		420
Grading Permit Fee	10,000 CY @ 100/10,000 CY or less		100
Grading Inspection Fee	3.5% of est. Grading Cost (14,000)		490
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	6.67	300
Office Automation Fee	6/file		6
Electrical Permit Fee	1200sf @ .035/sf	42.00	1,890
Plumbing Permit Fee	1200sf @ .035/sf	42.00	1,890
Mechanical Permit Fee	1200sf @ .035/sf	42.00	1,890
Electrical Plan Review Fee	65% of Elect. Permit Fee @ '27.30/unit		1,229
Plumbing Plan Review Fee	65% of Plumb. Permit Fee @ '27.30/unit		1,229

Mechanical Plan Review Fee	65% of Mech. Permit Fee @ '27.30/unit	1,229
Electrical Automation Fee	1% of Elect. Permit Fee @ '0.42/unit	19
Plumbing Automation Fee	1% of Plumb. Permit Fee @ '0.42/unit	19
Mechanical Automation Fee	1% of Mech. Permit Fee @ '0.42/unit	19
Electrical Permit Issuance Fee	22.54/1st permit + 10/add'l permit	26
Plumbing Permit Issuance Fee	22.54/1st permit + 10/add'l permit	263
Mechanical Permit Issuance Fee	22.54/1st permit + 10/add'l permit	263
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>81,108</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Brentwood USD - School Impact Fee	1.93/sf	1,930	86,850
Brentwood USD - School Dist. Mitigation Fee	flat per unit	5,603	252,135
EDFPD - Fire Mitigation Fee	flat per unit	296	13,320
Contra Costa Co. FC - Drainage Impact Fee	3 @ 11,340/acre		34,020
Hwy. 4 Bypass Impact Fee	flat per unit	4,979	224,055
City - LLMD Set-up of Annexation Fee <sup>1</sup>	deposit		3,000
City - LLMD Yearly Fee <sup>2</sup>	total project/year		3,229
City - Park Maintenance Fee <sup>2</sup>	flat per unit/year	79	3,555
City - Development Allotment Fee <sup>3</sup>	flat per unit	8,800	396,000
City - Local Traffic Impact Fees	flat per unit	4552.59	204,867
City - Water Facilities Impact Fee	flat per unit	3045.53	137,049
City - Wastewater Facilities Impact Fee	flat per unit	2382.77	107,225
City - Parks & Trails Impact Fee	flat per unit	4810.68	216,481
City - Community Facilities Impact Fee	flat per unit	1252.77	56,375
City - Administration Impact Fee	flat per unit	478.43	21,529
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>1,759,690</b>

#### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>1,853,921</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>41,198</b>

**Notes:** <sup>1</sup> Deposit is based on typical actual cost. Depending on the location, a developer will either have to create a new Landscape and Lighting Maintenance District or start a new one.

<sup>2</sup> The developer rather than the homeowner usually pays this yearly fee. Often the developer will pay the entire dues upfront.

<sup>3</sup> The Development Allotment Fee applies to smaller projects. The fee is used to reimburse the city for capital facilities that have already been built. For most larger projects, developers would combine with other developers to create capital facilities districts to pay for new infrastructure.